

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
N/E CORNER
YORK AND HALESWORTH ROADS * ZONING COMMISSIONER
10111 YORK ROAD
EIGHTH ELECTION DISTRICT * OF BALTIMORE COUNTY
THIRD COUNCILMANIC DISTRICT * Case No.: 90-81-X
SHELL OIL COMPANY
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a food mart use in combination with the existing service station, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by James Kozak, Territory Manager for Shell Oil Company, Lessee/Contract Purchaser of the subject property, appeared, testified, and was represented by J. Neil Lanzi, Esquire. Also appearing on behalf of the Petitioner were Richard Tambiascio, engineer for Shell Oil Company, and Ray Brehm, III, operator of the subject service station. There were no protestants.

Testimony indicated that the subject property, known as 10111 York Road, is zoned BR-1M and is improved with an existing service station currently leased by Shell Oil Company. The subject property is located at the corner of York Road and Halesworth Road in Cockeysville. The Contract Purchaser proposes utilizing approximately 300 square feet of the existing service station for use as a convenience food store as set forth in Petitioner's Exhibit 1. Mr. Brehm testified that customers of the service station are in favor of the proposed food store and

that he has not received any opposition regarding the proposed use from members of the community. Mr. Brehm testified there are no existing traffic problems and that in his opinion the proposed food store will not create any future traffic problems.

It is clear that the Baltimore County Zoning Regulations permit the use proposed in the BR Zone by special exception. It is equally clear that the proposed use will not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 of the B.C.Z.R. are satisfied.

Testimony by Richard Tambiascio, engineer for Shell Oil, indicated that the proposed food store use will meet the requirements of Section 502.1 of the B.C.Z.R. and will not result in any adverse impact upon the health, safety or general welfare of the community. Mr. Tambiascio testified that the proposed food store use would not create a potential hazard from fire, panic or other dangers or tend to overcrowd the land and cause undue concentration of population. Testimony indicated there will not be a substantial increase in water or utility use at the subject location. Testimony also indicated that the food store use will not interfere with adequate provisions for schools, parks, water, sewage, transportation or other public requirements, or interfere with adequate light and air.

The Petitioner has the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use

would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A. 2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets or alleys therein, nor be inconsistent with the purposes of the property zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the relief requested in the special exception petition should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of October, 1989, that the Petition For Special Exception to allow a food mart use in combination with the existing service station in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED from and after

the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- (1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- (2) Petitioner shall comply with all requirements of the Zoning Plans Advisory Committee as set forth in their comments submitted hereto and made a part hereof, including, but not limited to, the Department of Environmental Protection and Resource Management, comments dated July 5, 1989 and the Office of Planning comments dated August 31, 1989. Specifically, Petitioner shall be responsible for maintaining all landscaping provided in the Public Right-of-Way.

J. Robert Haines
Zoning Commissioner
for Baltimore County

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A food mart use in combination with
existing service station

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

| | |
|---|--|
| Contract Purchaser: Earl J. Hale - Shell Oil Company (Type or Print Name) <i>Earl J. Hale</i> Signature | Legal Owner(s): Mr. Julius Mandel (Type or Print Name) <i>Julius Mandel</i> Signature |
| Two Penns Way - Suite 401 Address New Castle, DE 19720 City and State | Mrs. Tony Neil Mandel (Type or Print Name) <i>Tony Neil Mandel</i> Signature |
| Attorney for Petitioner: J. Neil Lanzi (Type or Print Name) <i>J. Neil Lanzi</i> Signature | P. O. Box 5991 Address Baltimore, MD 21208 City and State |
| 25 W. Chesapeake Ave., Ste. 204 Address Towson, Md. 21204 City and State | Name, address and phone number of legal owner, contract purchaser or representative to be contacted Earl J. Hale - Shell Oil Company Two Penns Way - Suite 401 New Castle, DE 19720 (302) 323-1700 Address Phone No. |
| Attorney's Telephone No.: 321-8200 | |

ORDERED By The Zoning Commissioner of Baltimore County, this 21 day of June, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of Sept, 1989, at 10 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County



STV/LYON ASSOCIATES
ENGINEERS ARCHITECTS PLANNERS
31 GOVERNORS COURT
BALTIMORE, MD 21207-2723
301/964-8112 FAX 301/208-2794
Telex 879999

ZONING DESCRIPTION FOR
SHELL OIL COMPANY
NORTHEAST CORNER OF YORK ROAD & HALESWORTH ROAD
YORKTOWNE PLAZA SHOPPING AREA
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point along the northwesterly side of Halesworth Road (60 feet wide) distant 149 feet northeast of the centerline of York Road, Maryland Route No. 45 (80 feet wide), thence running along said northwesterly side of Halesworth Road,

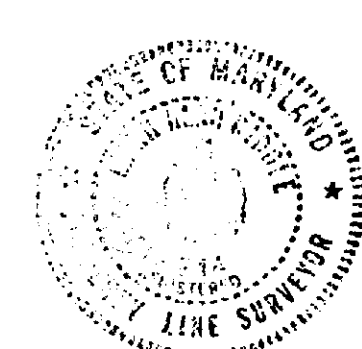
1. South 71°20'20" West 94.06 feet to a point, thence along a site flare, (or fillet),
2. North 68°02'13" West 18.43 feet to a point along the northeasterly side of said York Road, thence along same, the two following courses and distances,
3. North 18°36'50" West 153.64 feet to a point, thence,
4. North 18°50'30" West 23.75 feet to a point, thence leaving said York Road and running,
5. North 71°09'30" East 108.00 feet to a point, thence,
6. South 18°39'40" East 189.73 feet to the point of beginning.

Containing 20,386.35 square feet or 0.4680 acre of land, more or less.

BEING known as No. 10111 York Road, Cockeysville, Maryland.

Mark A. Riddle
STV/LYON ASSOCIATES
Mark A. Riddle
MD Reg. Property Line Surveyor No. 244

April 10, 1989



STV ENGINEERS, Engineers, Architects, Planners, Interior Designers, Professional Member Firms
STV/Michael Lynn & Associates, STV/Lyon Associates, STV/H/D, Knappland, STV/Candace & Thomas, STV/Sawyer Stevenson Value & Knecht.



CERTIFICATE OF PUBLICATION

TOWSON, MD., August 18, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 17, 1989

THE JEFFERSONIAN
TOWSON TIMES,

Publisher

PO 15187

reg M31011

cc 90-81X

price \$ 95.29

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 8/22/89
Posted for: Special Exception
Petitioner: Shell Oil Co. & Julius Mandel, et al.
Location of property: 10111 York Road
Location of Sign: 10111 York Road
Remarks: 10111 York Road
Posted by: [Signature] Date of return: 8/15/89
Number of Signs: 4

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 8/22/89

Shell Oil Company
Two Devo Way, Suite 401
New Castle, Delaware 19720

ATTN: EARL J. HALE

Re: NEC York and Halesworth Roads
10111 York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Julius Mandel, et al
Contract Purchaser(s): Shell Oil Company

Gentlemen:

Please be advised that \$120.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there is a fine for each such set.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 9/7/89 ACCOUNT R-01-615-000

AMOUNT \$ 120.29

RECEIVED FROM: Shell Oil Co.

FOR: 1st Pm 9/7/89 Hearing 90-81-X

8 0031*****120258 3072F

VALIDATION ON SIGNATURE OF CASHIER

WHITE-CASHER PINK-AGENCY YELLOW-CUSTOMER

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
Raymond E. Brehm III 10111 York Rd
J. Robert Haines 25 W. Chesapeake Ave. Towson, MD
John V. Zuker 10111 York Rd. Towson, MD

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
Nik Lanzl, Esq. 25 W. Chesapeake Ave. Sk 204, Towson, MD 21204
James W. Kozak #302 - 3rd Floor, CT, Towson, MD
Richard M. Jamborek 15200 Shady Grove Road, Pikesville, MD
Raymond E. Brehm III 10111 York Rd. Towson, MD
Mark E. Hufner 15200 Shady Grove Rd, Pikesville, MD

copy: 90-81-X

Barbara Ramsey
Towson Times
409 Washington
Shell Station

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reincke
Chief

JUNE 19, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: LEGAL OWNER: JULIUS MANDEL AL.
MRS. TONY MANDEL
Location: #10111 YORK ROAD
Item No.: 535 Zoning Agenda: JUNE 20, 1989

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

CRG 11
ALL SELF-SERVICE STATIONS SHALL HAVE 1 ATTENDANT ON DUTY WHILE THE STATION IS OPEN TO THE PUBLIC. THE ATTENDANT'S PRIMARY FUNCTION SHALL BE TO SUPERVISE, OBSERVE, AND CONTROL THE DISPENSING OF CLASS I LIQUIDS WHILE ACTUALLY BEING DISPENSED. NFPA 30, 1987 ED., SEC 7-8.4.3 AND SEC 7-8.4.4.

REVIEWER: [Signature] Noted and Approved [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/kek

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 28, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 90-81-X
NEC York and Halesworth Roads
10111 York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Julius Mandel, et al
Contract Purchaser(s): Shell Oil Company
HEARING SCHEDULED: THURSDAY, SEPTEMBER 7, 1989 at 10:00 a.m.

Special Exceptions: A food mart use in combination with existing service station.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRHigs

cc: Shell Oil Company
Mr. & Mrs. Mandel
J. Neil Lanzl, Esq.
File

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 534, 535, 536, 537, 538, 539, and 540.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate II

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Julius Mandel, et al, Item 535
Zoning Petition No. 90-81-X

The petitioner requests a special exception for a food mart use in combination with an existing service station. In reference to this request, staff offers the following comments:

- A note shall be included on the landscape plan indicating that any landscaping provided in the public right-of-way shall be maintained by the property owner.
- It is refreshing to see that an applicant can intensify a use and work within the allowable signage permitted for such a use.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

PR/JL/sf

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 12, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 90-81-X
NEC York and Halesworth Roads
10111 York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Julius Mandel, et al
Contract Purchaser(s): Shell Oil Company
HEARING SCHEDULED: MONDAY, OCTOBER 4, 1989 at 11:00 a.m.

SPECIAL EXCEPTION: A food mart use in combination with existing service station.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRHigs

cc: Raymond E. Brehm, III
J. Neil Lanzl, Esq.
File

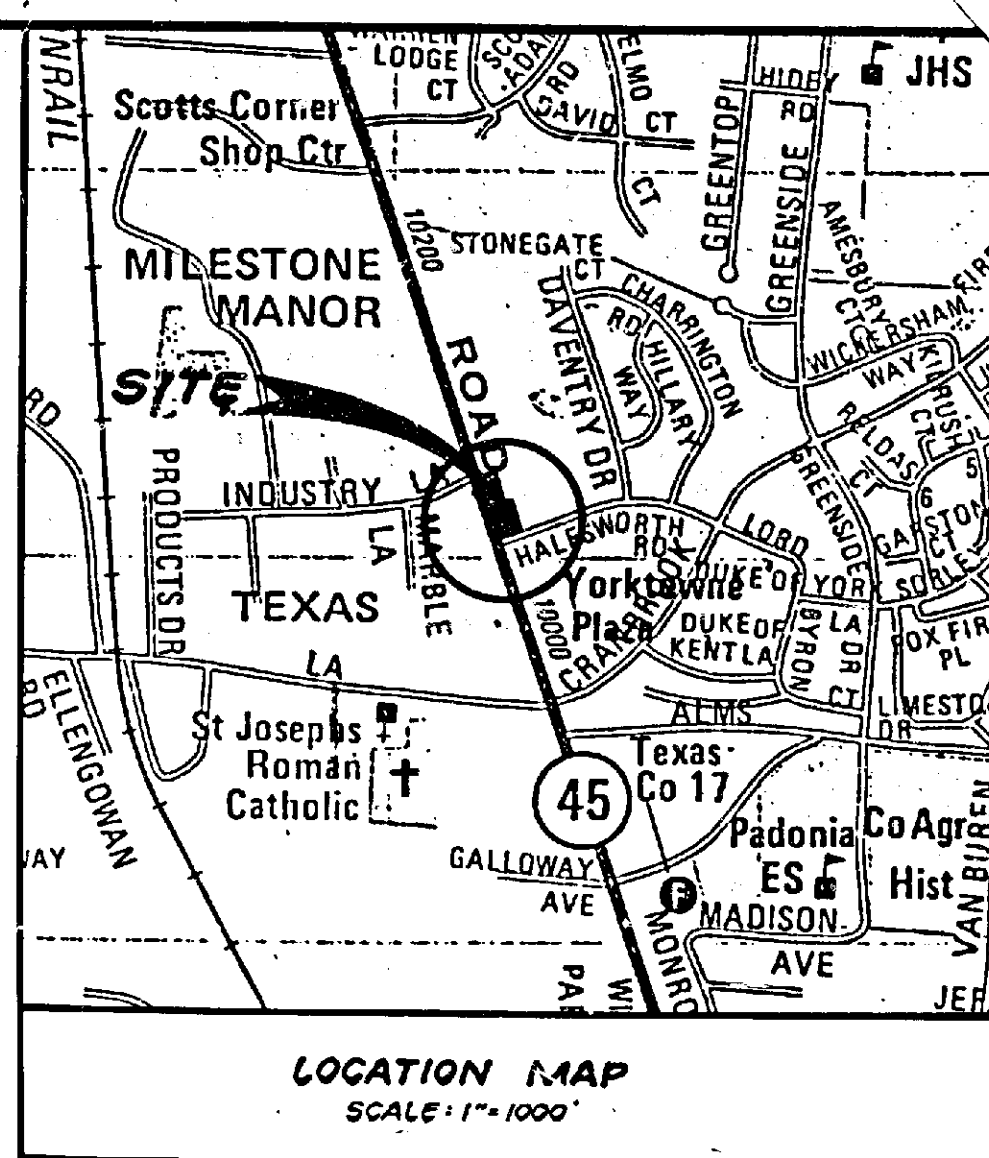
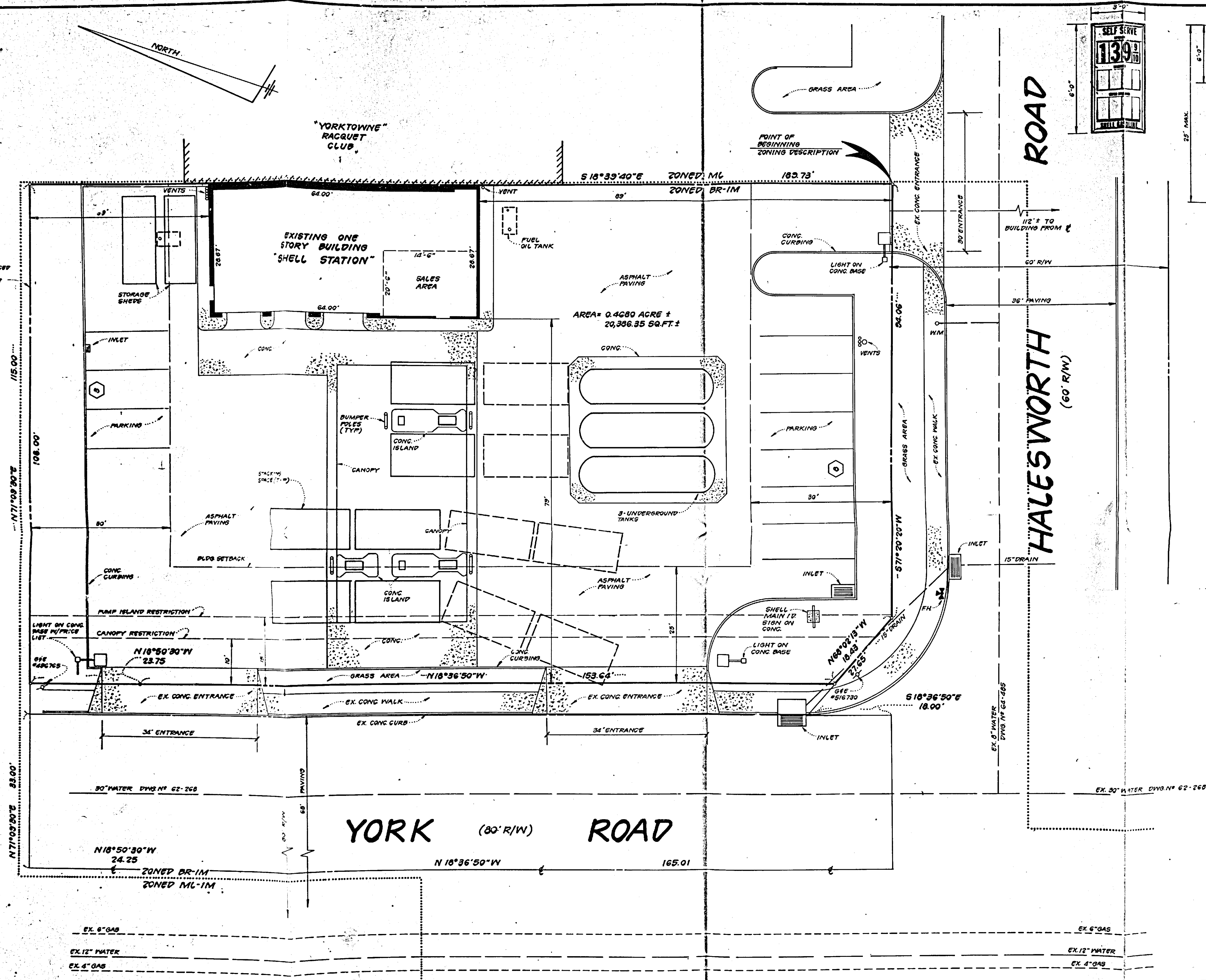
BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item #535, Zoning Advisory Committee Meeting of June 29, 1989
Property Owner: Julius Mandel & Mrs. Tony Mandel
Location: 10111 York Road District: 8
Water Supply: metro Sewage Disposal: metro
COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for use involving or involving food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been, must be, conducted.
() The results are valid until
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others

J. Robert Haines
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

AS REFERENCED FROM 1357 L4669 P077



GENERAL NOTES:

- ELECTION DISTRICT: 8
- EXISTING ZONING: BR-1M BUSINESS, ROADSIDE INDUSTRIAL MAJOR
- PARKING REQUIREMENTS: REQUIRED: 3 SPACES PER BAY PROVIDED: 11 SPACES
- FLOOR AREA RATIO: 2.0 REQUIRED PROVIDED: 0.8
- SPECIAL EXCEPTION IN ACCORDANCE TO SECTION 405.4.08 TO ALLOW FOOD STORE WITH LESS THAN 5000 S.F. OF RETAIL SALES AREA IN COMBINATION WITH A AUTOMOBILE SERVICE STATION.
- BEARING AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.
- OWNER OF PROPERTY: MR. JULIUS MANDEL
MRS. TONY MEIL MANDEL
P.O. BOX 5991
BALTIMORE, MD 21208
- DEED REFERENCE: LIBER 4669 FOLIO 077
- SITE AREA: 20,386.35 S.F. = .468 ACRES
- TAX ACCOUNT: P0813024298
- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY A PLAT PLAN PREPARED BY SHELL OIL COMPANY DATED MAY 20, 1964 AND ADDITIONAL INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.

ZONING NOTES

EXISTING ZONING: BR-1M
PROPOSED ZONING: NO CHANGE, BUT WE ARE REQUESTING A SPECIAL EXCEPTION FOR A FOOD STORE AS A USE IN COMBINATION WITH THE EXISTING SERVICE STATION.

AREA REQUIREMENTS:

TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 6 + 3 = 9
TOTAL AREA REQUIRED = 9 x 1,500 = 13,500 (USE 15,000 S.F. MIN.)
TOTAL WAITING SPACES = 6

ANCILLARY USES:

- VEHICLE REPAIR SERVICES
- SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES
- TIRE SALES AND INSTALLATIONS
- SALE OF SMALL AUTO PARTS AND ACCESSORIES
- MINOR ACCESSORY USES

COMBINATION USE: 300 FT. FOOD STORE (LESS THAN 5,000 S.F.)

TOTAL AREA REQUIRED: 15,000 S.F.
TOTAL AREA OF TRACT = 20,386.35 S.F. = .468 ACRES

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON YORK ROAD = 2
REQUIRED SITE WIDTH 2 x 65' = 130'
ACTUAL SITE WIDTH = 153.64'

PARKING REQUIRED:

3 SPACES/BAY AT 3 BAYS = 9 SPACES
5 SPACES/1,200 S.F. RETAIL = 5 x (400 + 1,000) = 2 SPACES
TOTAL = 11 SPACES

PARKING SPACES PROVIDED = 11 SPACES

AREA DISTURBED BY NEW CONSTRUCTION = NO NEW EXTERIOR CONSTRUCTION IS TO OCCUR.

EXISTING USE: GAS/SERVICE STATION

PROPOSED USE: GAS/SERVICE STATION WITH FOOD STORE

PETITIONER'S EXHIBIT 1

Mark A. Pull

MICROFILMED

STV / LYON ASSOCIATES

Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone: 301-544-9112

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

PLAN PREPARATION

| | |
|------------------------|-----------------|
| DRAWN BY: SJC | DATE: 4/6/69 |
| DESIGNED BY: | SCALE: 1"=10' |
| CHECKED BY: <i>mab</i> | JOB NO: 61-0269 |

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE
SHELL OIL COMPANY
YORKTOWNE PLAZA SHOPPING AREA
YORK ROAD & HALESWORTH ROAD
BALTIMORE CO., MD.

DRAWING NO.

SE-1

SHEET NO.

1 of 1